

PLAN: Charlestown

Land Use Through Time: Part II

April 7th 2021



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Welcome

Jason Ruggiero, Community Engagement Manager



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Meeting Recording

At the request of community members, this event will be recorded and posted on the PLAN: Charlestown project webpage at

<http://bostonplans.org/PlanCharlestown> for those who are unable to attend the Zoom event live.

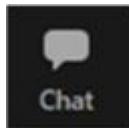
Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

If your camera and microphone are off, you can still participate through the text chat feature.

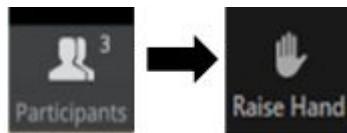
Zoom Tips

Welcome! Here are some tips on using Zoom for first-time users.

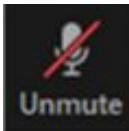
Your controls are at the bottom of the screen



Use the chat to type a comment or ask a question at any time – Members of the PLAN: Charlestown team will moderate the chat



To raise your hand, click on “Participants” at the bottom of your screen, and then choose the “Raise Hand” option in the participant box or dial *6



Mute/unmute – Participants will be muted during the presentation – the host will unmute you during discussion if you raise your hand and it is your turn to talk or dial *9



Turns your video on/off

Zoom Etiquette

- During the presentation, please submit written questions to the hosts via the Q&A function, to be addressed after the presentation.
- During the question and answer session, participants may also use the “Raise Hand” function in Zoom. When you hit the “Raise Hand” button, a staff moderator will know to unmute your computer. Please be mindful of background noise.
- Please be respectful of each other’s time.
- We ask that participants limit their questions so that others may participate in the discussion. If you have more questions, please wait until all others attending have an opportunity to ask questions.

COVID-19 Resources

Stay up-to-date with COVID-19 related announcements, City of Boston reopening plans, and resources for you and your community at:

boston.gov/coronavirus

Content available in 16 languages.

The screenshot shows the official website for COVID-19 resources in Boston. At the top, there's a navigation bar with links for 'MENU', 'CITY of BOSTON' (which includes Mayor Martin J. Walsh), a seal, and 'PAY AND APPLY / PUBLIC NOTICES'. The main title 'CORONAVIRUS DISEASE (COVID-19) IN BOSTON' is prominently displayed in large, bold, dark blue letters. Below the title, a paragraph of text informs visitors about updated guidance from the state and city-specific updates. At the bottom of the page, there are sections for 'TOPICS', 'COVID-19 UPDATES', 'LATEST PRESS CONFERENCE', and a summary of current cases and recoveries: '13,673 CASES | 9,683 RECOVERED'. The page also includes a 'PUBLISHED BY' section for the Public Health Commission and a 'MULTILINGUAL CONTENT' section listing 16 languages.

CITY of BOSTON | Mayor Martin J. Walsh

PAY AND APPLY / PUBLIC NOTICES

CORONAVIRUS DISEASE (COVID-19) IN BOSTON

The state has updated guidance on the [Reopening Massachusetts website](#). We also continue to update City-specific guidance for Boston on [our reopening website](#).

TOPICS COVID-19 UPDATES LATEST PRESS CONFERENCE

BOSTON (AS OF FRIDAY, JULY 10)

13,673 CASES | 9,683 RECOVERED

PUBLISHED BY:
PUBLIC HEALTH COMMISSION

MULTILINGUAL CONTENT
العربية (Arabic)
Kriolu (Cabo Verdean creole)
中文 (Chinese)
Français (French)
Kreyòl ayisyen (Haitian Creole)
Português (Portuguese)
Русский (Russian)

Agenda

- Welcome and Introductions (5 min)
- What is PLAN: Charlestown? (15 min)
- Report Back on Land Use Through Time Part I (10 min)
- Charlestown's Districts: What are the needs, priorities, and goals? (60 min)
- Next Steps and Q&A

If you have a follow up item, please reach out to Jason Ruggiero
(Jason.Ruggiero@boston.gov) and we will be in touch as soon as possible.

Tonight's Purpose

- Review feedback from previous workshops
- Reach consensus on subareas/districts for PLAN: Charlestown
- Begin imagining a collective vision for the future of Charlestown and discuss how these districts can help achieve this vision
- Begin to identify opportunities for placemaking, open space, and improved mobility connections

PLAN: Charlestown Staff Team

Planning



Ted Schwartzberg
Senior Planner II



Anna Callahan
Planner II



Kelly Sherman
Planner I



Chris Breen
Urban Renewal Manager

Engagement



Jason Ruggiero
Community Engagement Manager

Urban Design



Meghan Richard
*Preservation Planner and
Urban Designer II*



Natalie Punzak
Urban Designer I



Marcus Mello
Urban Designer I

Who is in the room?

Zoom Icebreaker Questions

Project Overview

Ted Schwartzberg, Senior Planner II



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Why PLAN: Charlestown?

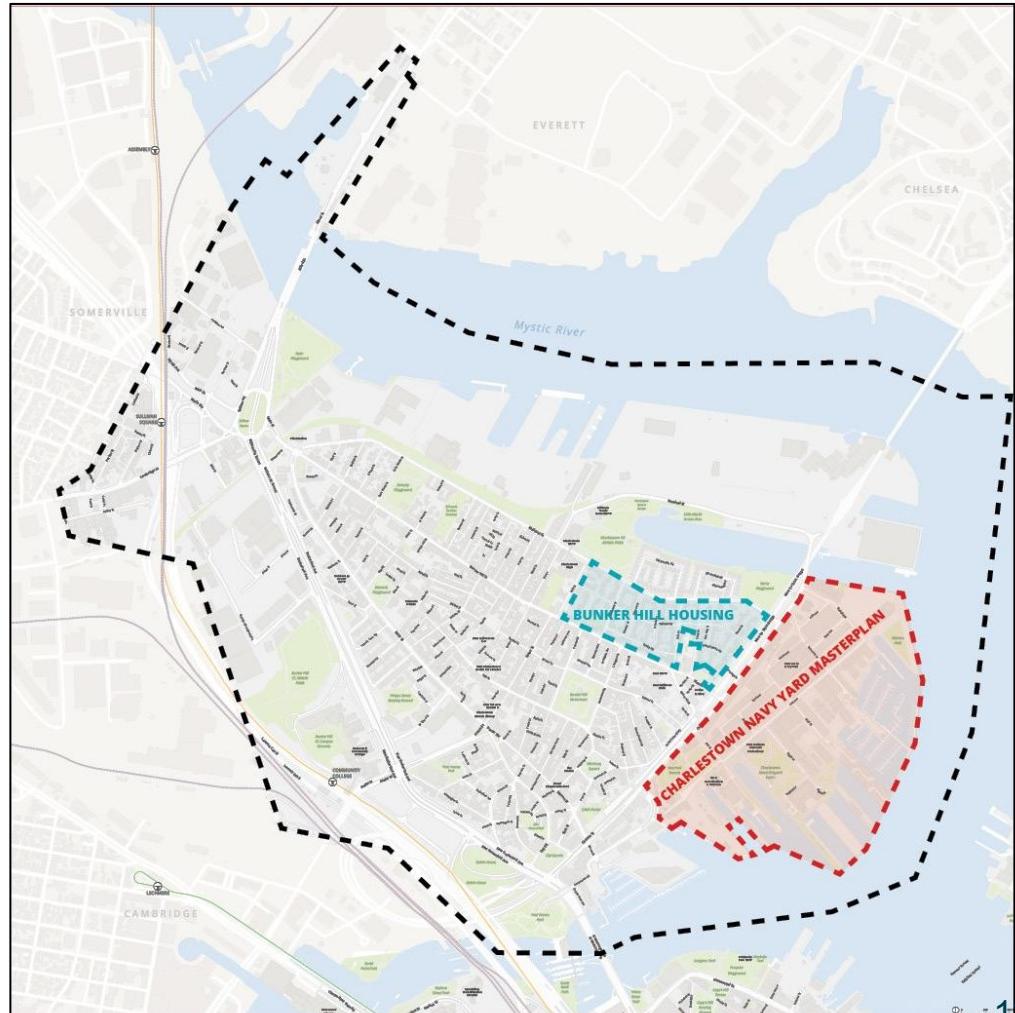
PLAN: Charlestown is a neighborhood-wide planning initiative in Charlestown. Guided by Imagine Boston 2030, the planning process will build on earlier planning initiatives and will assess their stated goals for Charlestown. The process will produce a framework to predictably shape the future of Charlestown, and identify opportunities to preserve, enhance, and grow over the next twenty years.

Specifically, PLAN: Charlestown will:

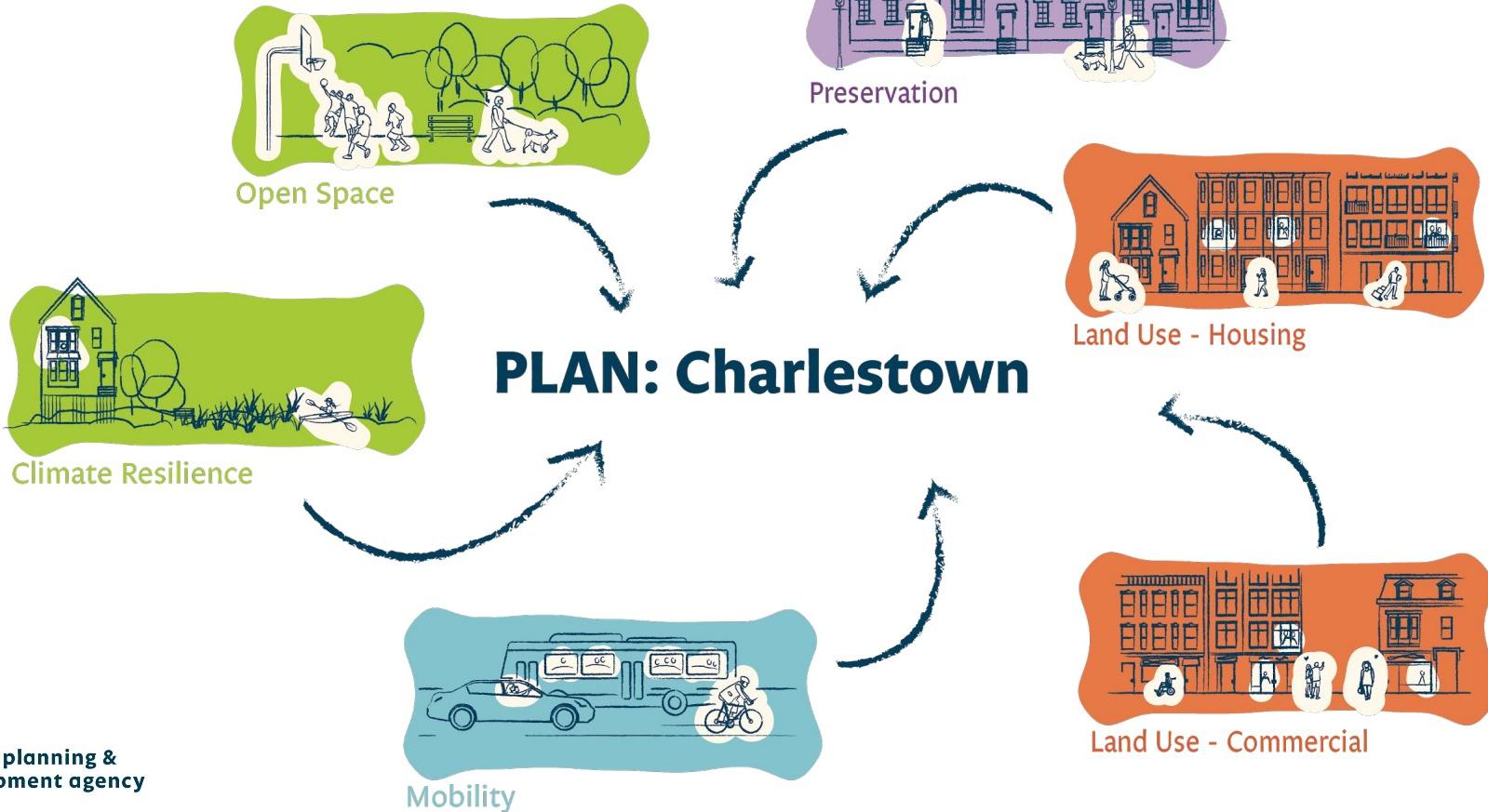
- Recommend updates for Charlestown's zoning (Article 62)
- Produce Urban Design Guidelines
- Provide regulations to guide contextually appropriate growth

Study Area

- PLAN Charlestown Study Area
-  Bunker Hill Housing
-  Charlestown Navy Yard Master Plan



Planning Framework



Project Partners

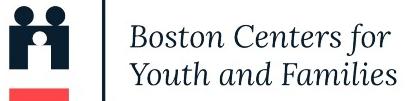
Charlestown Stakeholders

- Individual Community Members
- Elected Officials
- Advisory Group
- Community Organizations

Commonwealth



City of Boston



Boston Centers for
Youth and Families



Environment



Landmarks Commission



Neighborhood Services



Parks and Recreation



Public Health
Commission



Public Works



Public Facilities



Schools



Transportation

Climate Ready Charlestown

Climate Ready Charlestown is a neighborhood planning process focused on climate adaptation happening concurrently with PLAN: Charlestown.

Once Phase II is complete, PLAN: Charlestown will take the recommendations created by both phases of Climate Ready Charlestown and codify their strategies into zoning and development Review standards.



Planning Process



Understanding Charlestown Today

Visioning, Goals, and Guiding Principles
Community-wide and Subareas



Diving Deeper into Priorities
Trade-offs and Scenario Planning

Recommendations
Development Guidelines and Zoning Recommendations

Planning for Charlestown Tomorrow

Refine

Refine

PLAN:
Charlestown

Updated Zoning,
Land Use, and
Development
Regulations
(BPDA)

Coordination with
other Municipal
Agencies

Implementing the
Final Plan

★ We are here

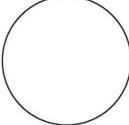
Development Proposals

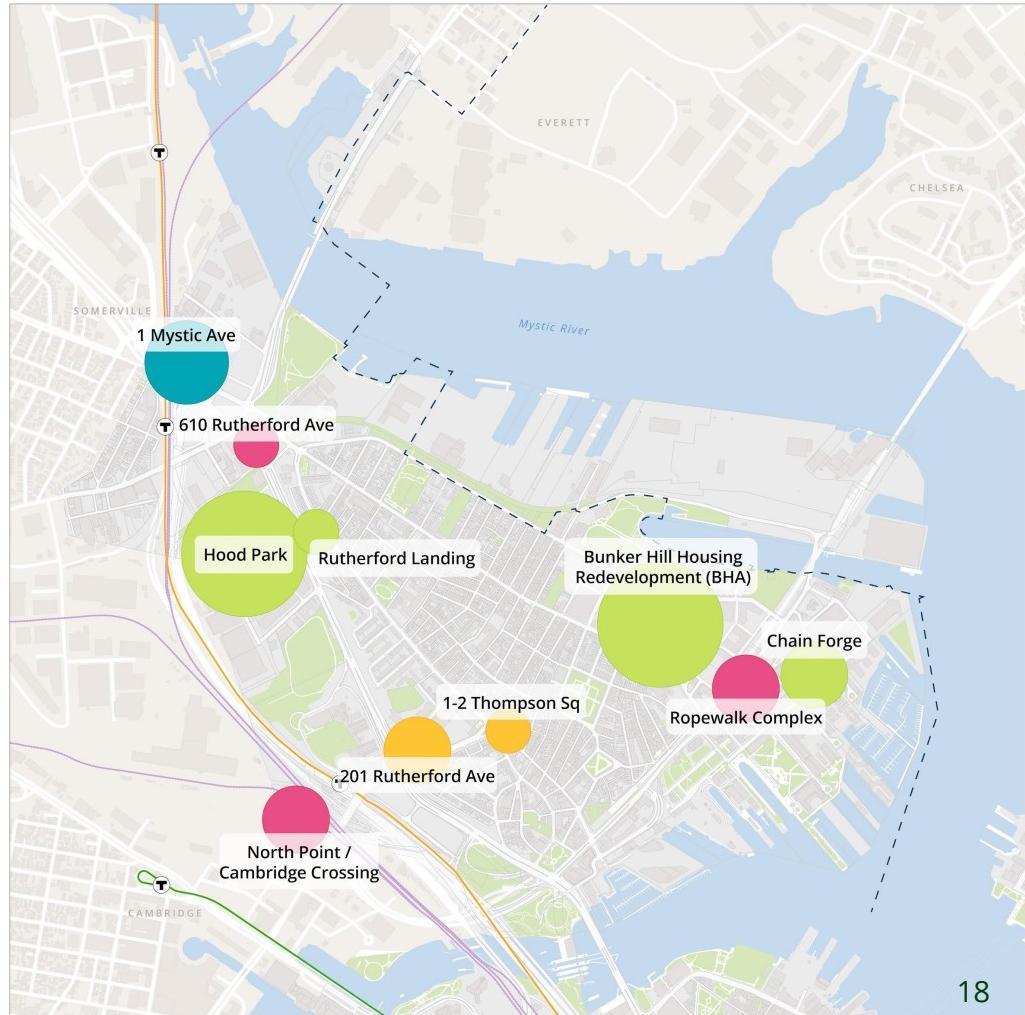
Article 80 Projects

- Letter of Intent
- Under Review
- Board Approved
- Under Construction

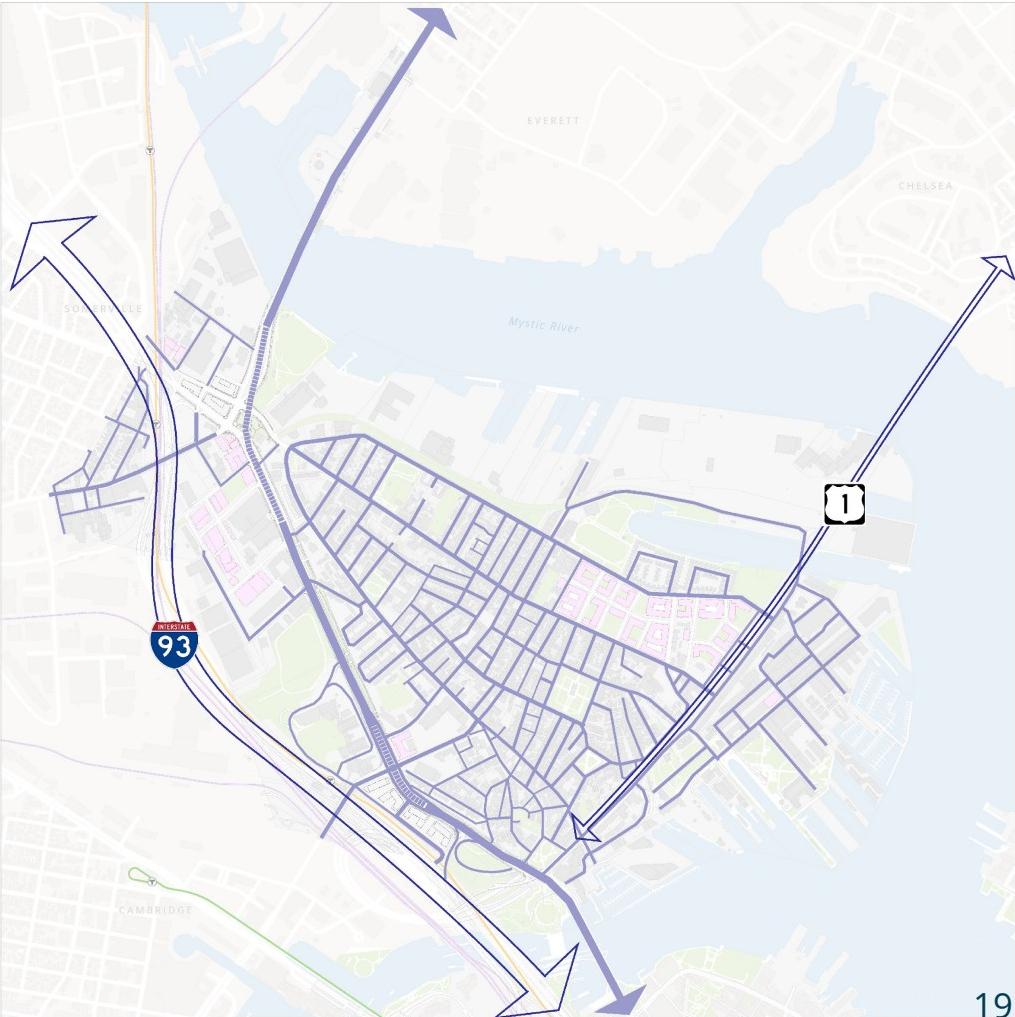
 Small Project

 Large Project

 Planned Development Area (PDA) / PDA Masterplan

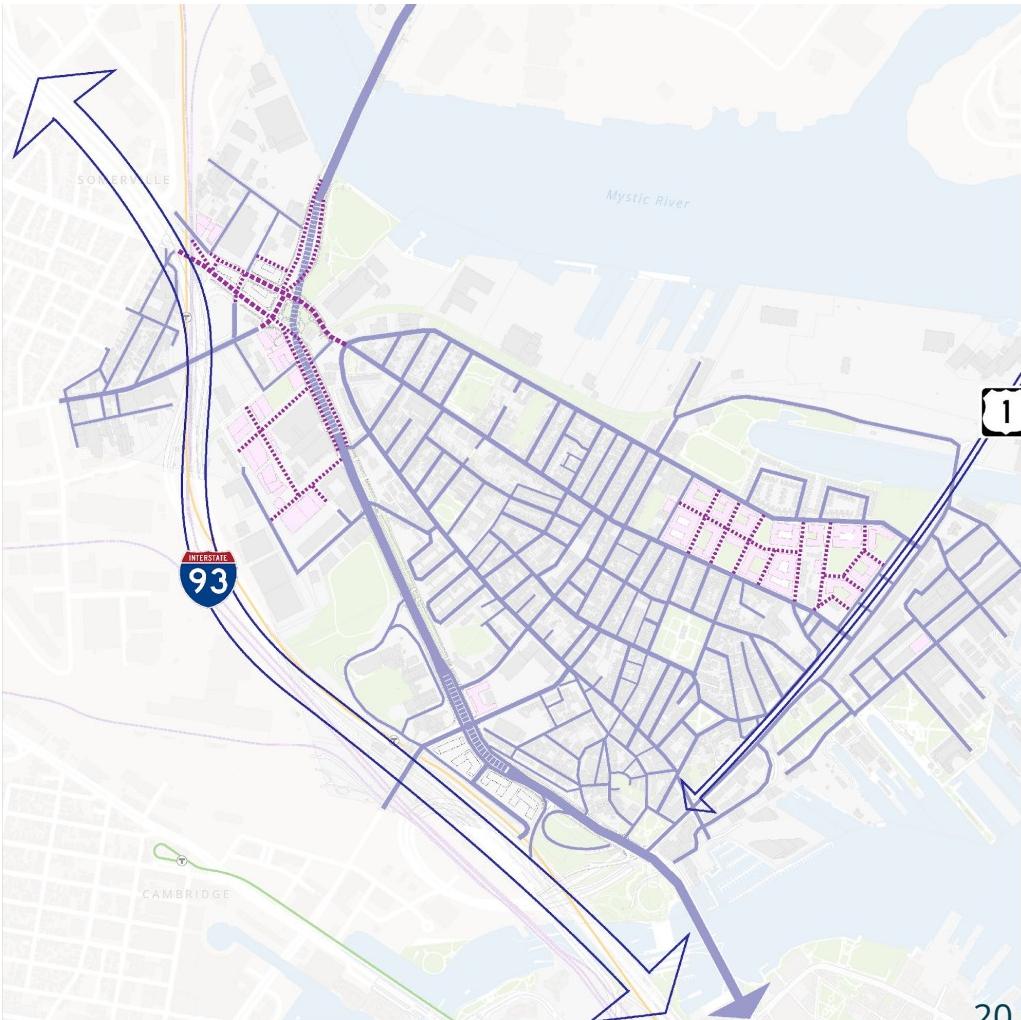


Current Network



Planned Network

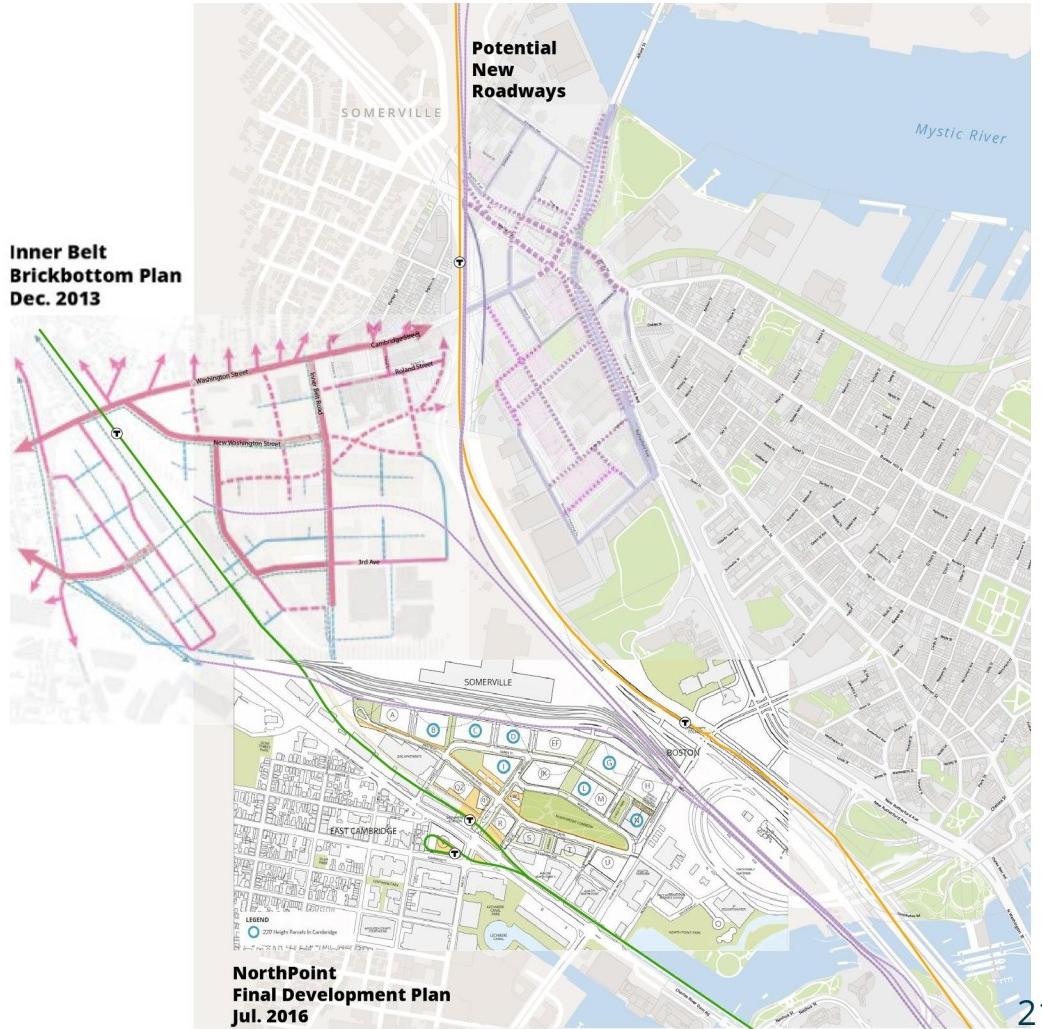
- Includes:
 - Sullivan Square & Rutherford redesign
 - New streets in Hood Park and Bunker Hill Housing



Future Network?

Future workshop discussions:

- Extend the grid?
- What infrastructure investments (bridges, public parks, etc.) would be needed to significantly increase development capacity?
- Where should development go?



Land Use Through Time Part I

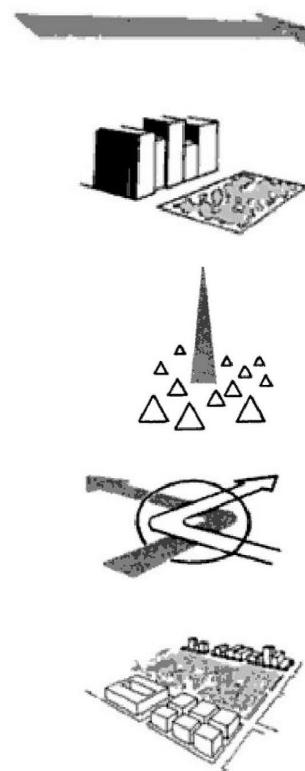
Kelly Sherman, Planner I



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Did you attend Part I of the Land Use Through Time workshop?

Zoom Question



Definition

Examples

| | | |
|----------------------------|---|---|
| Paths | Routes people use to move through space | Streets, sidewalks, trails, bus or transit routes |
| Edges | Boundaries | Shorelines, major streets, overpasses, walls, buildings |
| Orienting Landmarks | Unique or memorable points of reference people use to navigate/orient | Buildings, steeples, signs, stores, mountains |
| Nodes | Places in the community where people come together or linger | Squares, parks, main streets or shopping areas |
| Districts | Defined areas with shared characteristics that people move into and through | Neighborhoods, main streets |

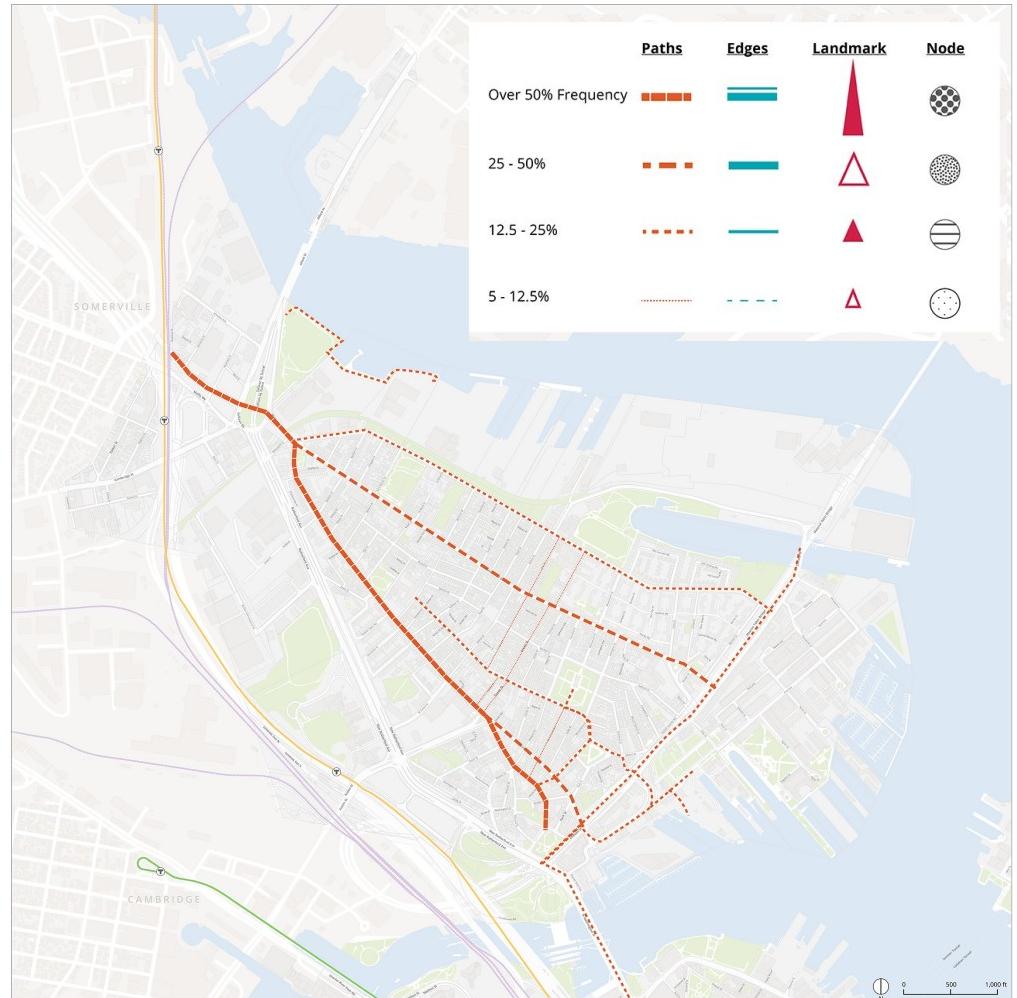
Image source: Kevin Lynch (1960), *Image of the City*

We'll build on this topic tonight

Paths

Routes people use to move through space

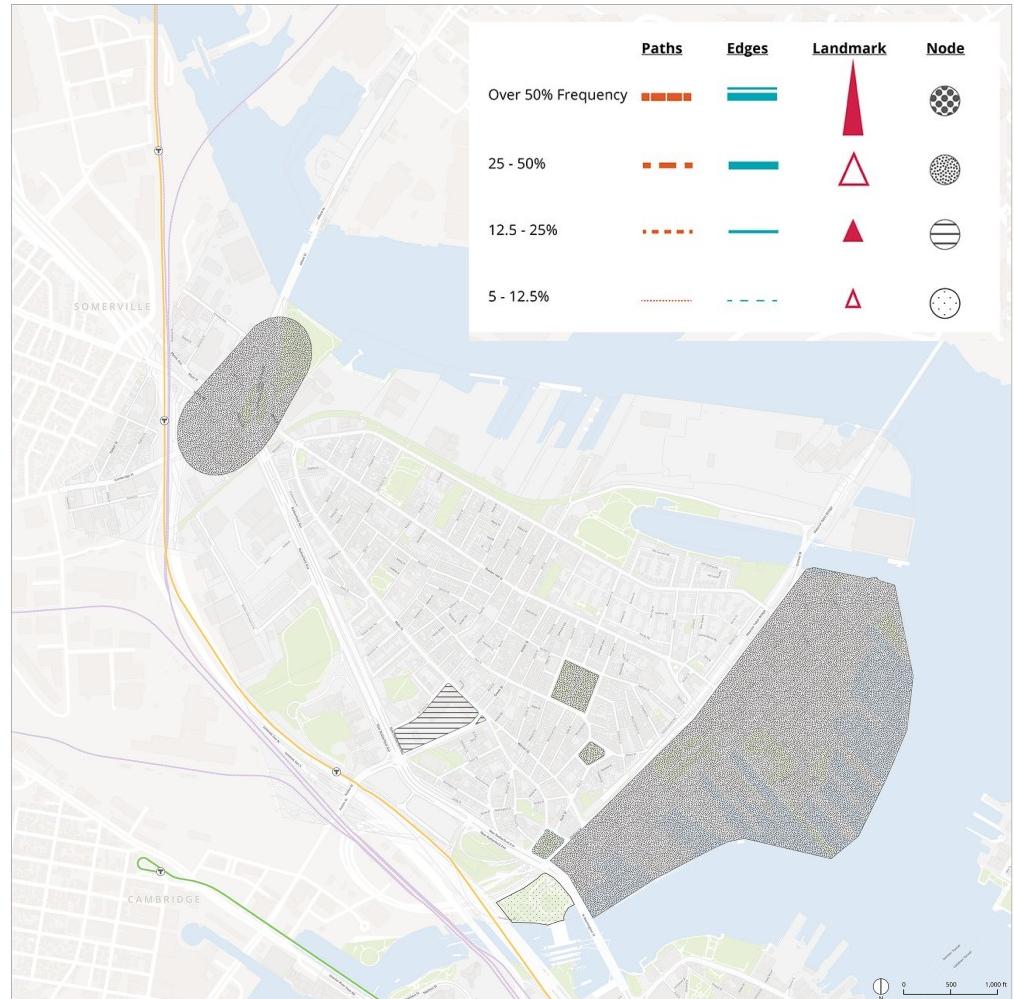
| | Response | Response Frequency |
|---|--------------------|--------------------|
| 1 | Main Street | 57% |
| 2 | Bunker Hill Street | 43% |
| 3 | Warren Street | 33% |



Nodes

Places in the community where people come together or linger

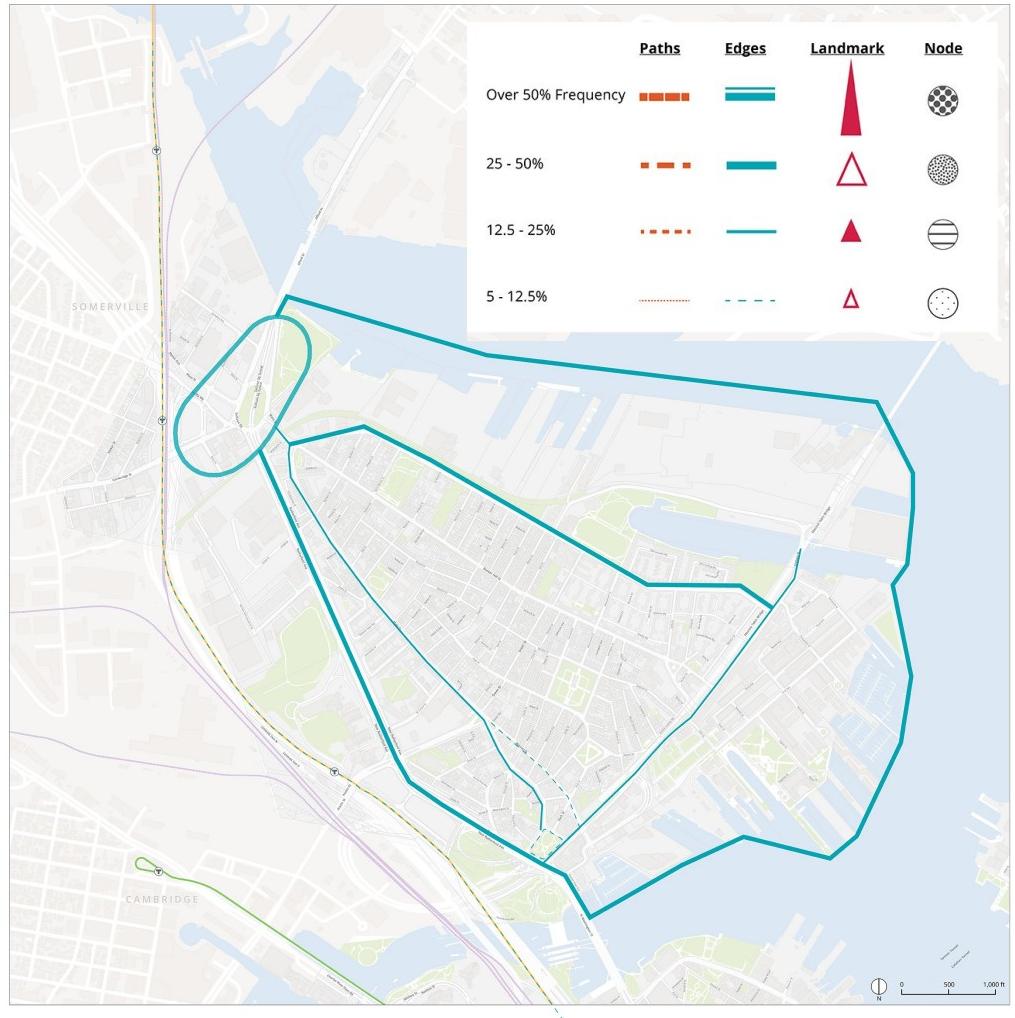
| | Response | Response Frequency |
|---|-----------------|--------------------|
| 1 | Monument Square | 48% |
| 2 | City Square | 39% |
| 3 | Training Field | 35% |
| 4 | Navy Yard | 28% |
| 5 | Sullivan Square | 26% |



Edges

Boundaries

| | Response | Response Frequency |
|---|---------------------------------|--------------------|
| 1 | Navy Yard / Waterfront / Harbor | 43% |
| 2 | Rutherford Avenue | 41% |
| 3 | Sullivan Square | 35% |
| 4 | Medford Street | 28% |
| 5 | Mystic River | 26% |



District Framework

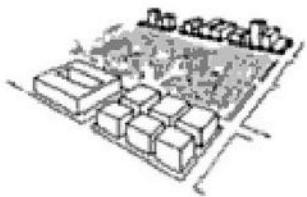
Anna Callahan, Planner II



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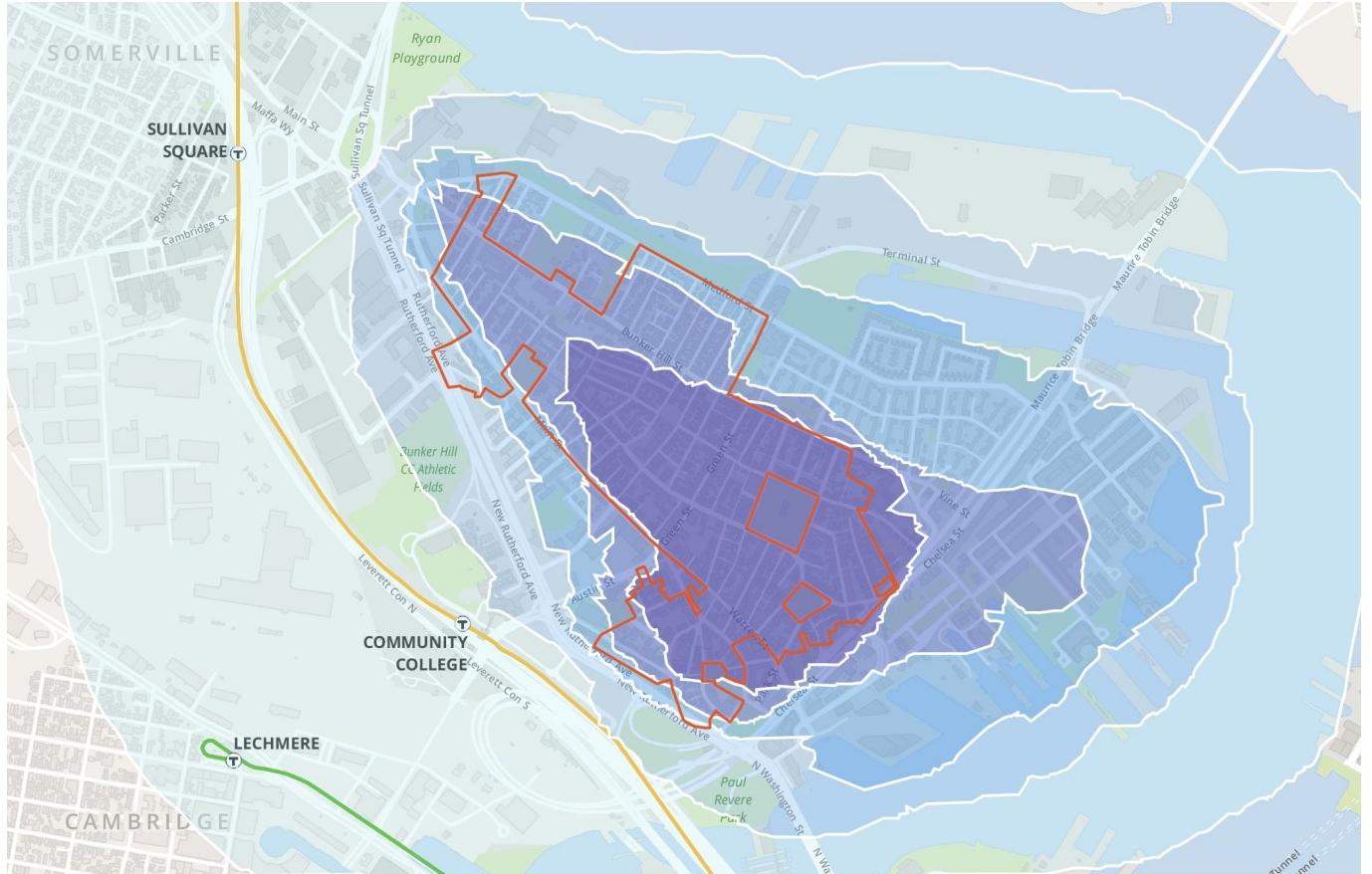
Districts

Defined areas with shared characteristics that people move into and through



What area is considered “historic”?

- 1-7 selections
- 7-13 selections
- 13-18 selections
- 18-23 selections
- 23-33 selections
- NDOD area



Land Use Through Time Part I Survey

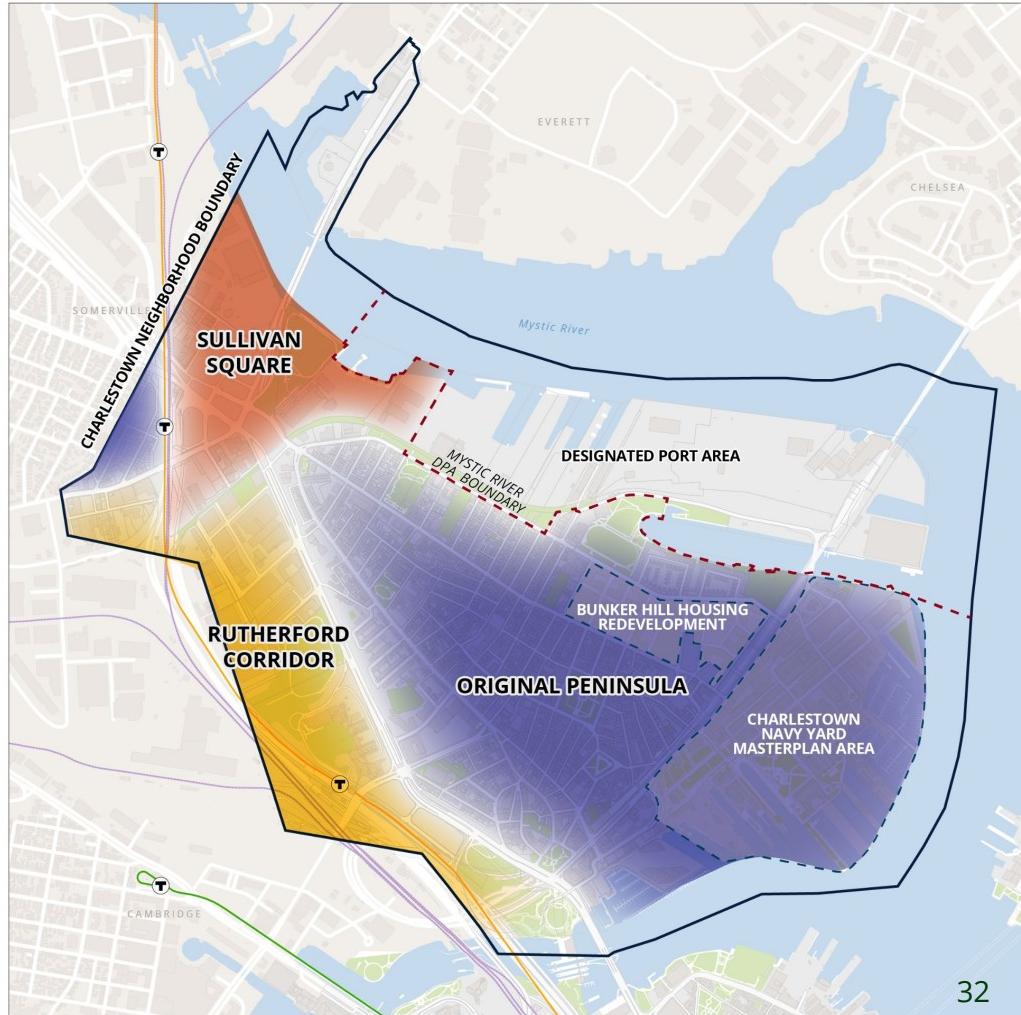
Why divide into draft subareas?

- Most people **already think of their community in districts** and nodes.
- Some areas may have **different needs or concerns for the future** (i.e. flood resiliency, new growth, preservation of historic character)
- **Provides a framework** to drill down into these specific issues and priorities

Draft subareas for discussion

What information did we use?

- Current use and restrictions
- Community input on future use from previous activities and plans
- Public v. private land ownership
- Past and present development proposals



Draft Subarea Discussion

*Do these draft subareas reflect how you think about Charlestown? Why/Why not?
Are there other subareas/districts that you think of? Why? What are their
characteristics?*

*Thinking about the needs of each individual subarea, what topics do you think are
important to discuss as part of PLAN: Charlestown?*



Envision Charlestown's Future

Jason Ruggiero, Community Engagement Manager

Anna Callahan, Planner II



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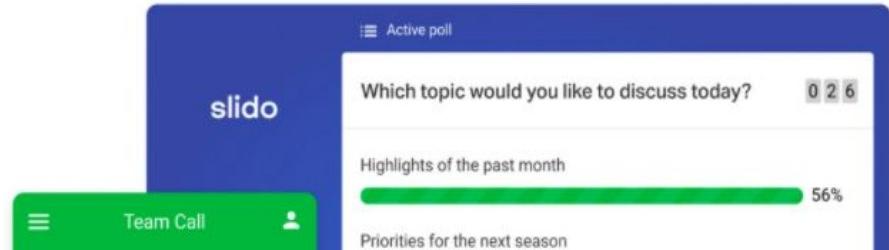
Slido

Slido is an interactive polling feature that will allow for real time feedback

1. Go to slido.com
2. Type X566 where it says
“Enter code here”



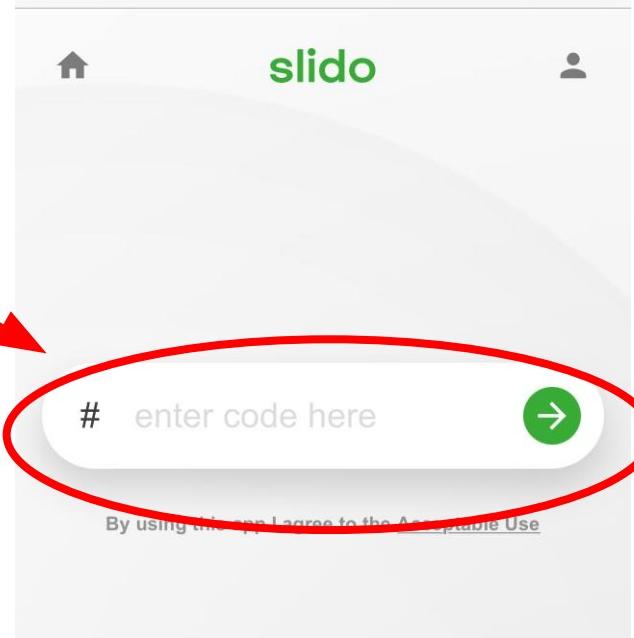
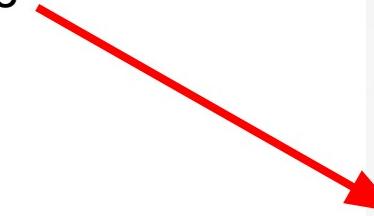
Host meetings
people will love



Slido

Slido is an interactive polling feature that will allow for real time feedback

1. Go to slido.com
2. Type X566 where it says
“Enter code here”



In 2040, I will be ____ years old.*

**Hint: Add 20 years to your current age
Type in the chat*

What are your biggest hopes for
Charlestown over the next 10-20 years

- ① Start presenting to display the poll results on this slide.

What are your biggest concerns for Charlestown over the next 10-20 years

- ① Start presenting to display the poll results on this slide.

For areas that are better suited to change,
what type(s) of investment would you like to
see?

- ⓘ Start presenting to display the poll results on this slide.

Next Steps



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Next Steps

If anyone was not able to attend, please share the online survey available online **through April 21st.**

The survey and all meeting content:

www.bostonplans.org/plancharlestown

Save the Date

Next Advisory Group Meeting: **May 12th**

Next Workshops:

May 26th (Rutherford & Sullivan sub-areas)

June 23rd (Original Peninsula sub-area)

- “What do we want these areas to look like?”
- “What type of development(s) do we need to accommodate our goals and priorities?”
- “How do we preserve the elements of the historic peninsula that we really love?”

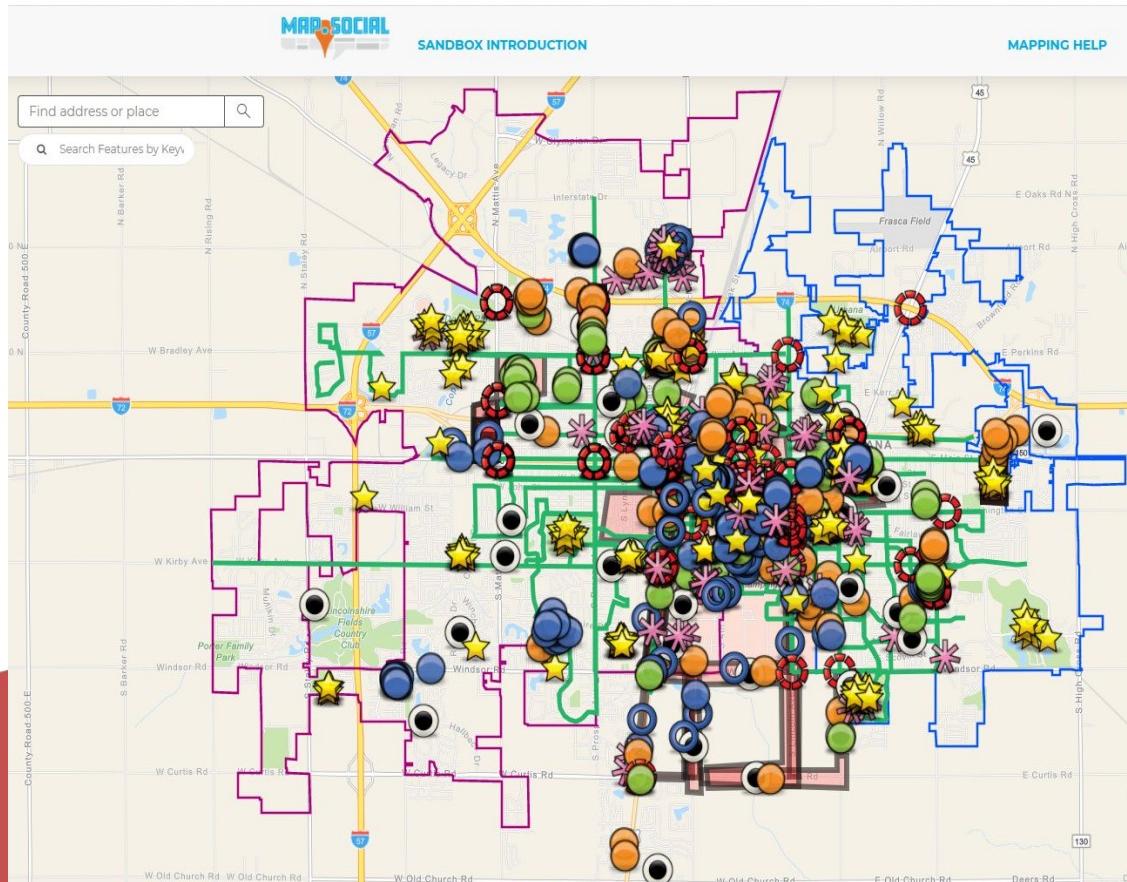
Climate Ready Boston Phase II: **April 29th Open House**

Coming Soon

Where are there **placemaking** and **public realm** opportunities?

Where would you like to see **open space**?

Where would you like to see improved **street and pedestrian connections**?



Appendix



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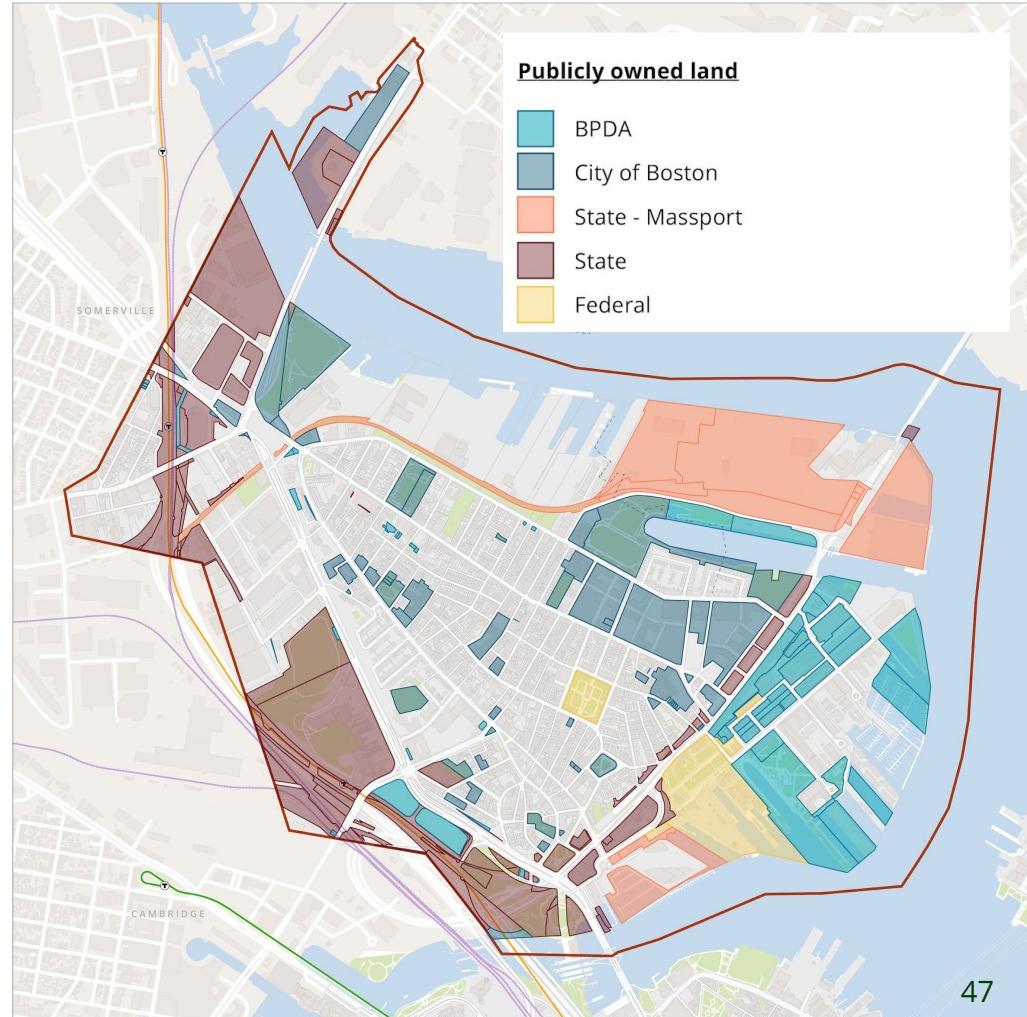
Advisory Group Members

Ex-officio Members

Representative Dan Ryan
Senator Sal DiDomenico
Councilor Lydia Edwards
Councilor Annissa Essaibi George
Councilor Julia Mejia
Councilor Michelle Wu

Melissa Brennan
Brian Callahan
Mary Chippa
Amber Christofferson
Sarah Coughlin
Elaine Donovan
James Donovan
Karie Everett
Shannon Fitzgerald
Anda French
Tina Goodnow
Julie Hall
Intiya Isaza-Figueroa
Nancy Johnson
Chris Kuschel
Joanne Massaro
Mary McCarthy
Ryan McCarthy
Lisa McGoff-Collins
Zaire Richardson
Niko Skiadas
Phil Smith
Paul Sullivan
Karson Tager
Stephanie Ward
Amanda Zettel

Public Ownership



What criteria did we consider?

- **Current use and character**
 - Parcel size
 - Current zoning
 - Other regulations such as Designated Port Areas (DPA) or Neighborhood Design Overlay District (NDOD) boundaries
 - Existing residential fabric
 - Adjacency to edges or major paths (i.e. shoreline, Rutherford Ave., Medford St.)
- **Previous and ongoing planning studies**
 - Imagine Boston 2030 identified Sullivan Square and Rutherford Avenue
 - Boston Transportation Department's Transportation Study for Sullivan Square and Rutherford Avenue

What criteria did we consider?

- **Future Opportunities**
 - Land ownership
 - Current development proposals (Article 80)
 - Public realm and placemaking opportunities
 - Desired open space locations
 - Key connections

What criteria did we consider?

- **Desired Community Goals and Future Performance**
 - What areas are better suited to stay the same versus change?
 - What uses should this area prioritize to address the community's broader needs?
 - What do we want this area to look like? *(focus at the next two workshops)*